

STATE OF CALIFORNIA  
Secretary of State  
Notary Public Section  
PO Box 942877  
Sacramento, California 94277-0001  
(916) 653-3595

For Official Use Only:  
Comm Number \_\_\_\_\_  
Comm Expiration \_\_\_\_\_  
County \_\_\_\_\_

**COMPLAINT FORM**

**COMPLAINANT INFORMATION (please print)**

Your Name: KEVIN BUMSTEAD Drivers License No.: \_\_\_\_\_  
Residence Address: ATTORNEY-AT-LAW Residence Telephone: (625) 374-7038  
Business Address: 40 N. CENTRAL AVE #140B Business Telephone: (625) 374-7038  
PHOENIX, AZ 85004

**NOTARY PUBLIC INFORMATION (please print)**

Name of Notary: CHRISTINE GOMEZ SEHWAB Commission No. (if known): 165121  
Business Address: UNKNOWN Business Telephone: ( ) UNKNOWN

**NATURE OF COMPLAINT (Please print or attach printed or typed statement-use reverse side if needed)**

SEE ATTACHED

**OTHER QUESTIONS (Please Respond)**

1. Is your signature on the subject document/s a forgery? YES  NO
2. Did you personally appear before the Notary on the date shown on the notarial acknowledgment? YES  NO
3. If you appeared before the Notary, did you acknowledge signing the subject document/s? YES  NO  N/A
4. Did you sign the Notary's official notary journal record book? YES  NO  N/A
5. Do you personally know the Notary? YES  NO

**IMPORTANT:**

1. Please attach **CERTIFIED** copies of all questioned documents to this complaint (these may be obtained from the County Recorder's Office).
2. Please attach **OTHER** records which pertain to your complaint (examples-depositions, certified copies of documents, court records).
3. Please return this complaint form, the certified copies of questioned documents and the other documents to the address shown at the top of the page.

I certify that the information in this complaint is true and correct to the best of my knowledge.

Signature \_\_\_\_\_

Date 4-7-2011

STATE OF CALIFORNIA  
Secretary of State  
Notary Public Section  
PO Box 942877  
Sacramento, CA 94277-0001  
(916) 653-3595

**NOTARY PUBLIC COMPLAINT**  
**Christine Gomez Schwab, Notary Public**  
**April 7, 2011**

***Nature of Complaint***  
(attachment)

Attached to this Complaint are the recorded Notice of Default and Election to Sell Under Deed of Trust, as well as the Appointment of Successor Trustee pertaining to the real property of my clients Stephan D. Bergstrom and Charlene M. Bergstrom, H/W, located in Harrison, Kootenai County, Idaho.

On September 29, 2009, Ms. Gomez-Schwab notarized the signature of Dee Ortega as authorized signatory for Pioneer Lender Trustee Services, LLC by Executive Trustee Services, as Attorney in Fact appearing on the Notice of Default and Election to Sell Under Deed of Trust.

Please also note that on September 29, 2009, Ms. Ortega herself notarized the signature of Rosalie Solano, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. appearing on the Appointment of Successor Trustee.

Due to these questionable activities in violation of California laws and codes, and Ms. Gomez-Schwab's involvement as a notary public, I am requesting that I be provided with Ms. Gomez-Schwab's journal log page(s) regarding the transaction(s) she witnessed on September 29, 2009 concerning my clients' real property.

134483

**Recording Requested By:**

**And When Recorded Mail To:**  
Pioneer Lender Trustee Services, LLC  
c/o Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120  
(818) 260-1600

DANIEL J. ENGLISH 3P I 2235266000  
KOOTENAI CO. RECORDER Page 1 of 3  
BBB Date 10/06/2009 Time 15:47:22  
REC-REQ OF PIONEER TITLE COMPANY  
RECORDING FEE: 9.00  
2235266000 NV *2*

Loan No.: 0685418106  
T.S. No.: ID-228867-C

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN that PIONEER LENDER TRUSTEE SERVICES, LLC, is the Successor Trustee under the Deed of or Transfer in Trust executed by STEPHAN D. BERGSTROM AND CHARLENE M. BERGSTROM, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in favor of "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER GMAC MORTGAGE CORPORATION A RESIDENTIAL MORTGAGE LENDER, as Beneficiary, dated 10/14/2004, recorded 11/15/2004, as Instrument No .1912639 and re-recorded , official records of Kootenai County, IDAHO, the beneficiary interest in which is presently held by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. Said Deed of Trust covers real property situated in said County, describing land therein as follows:  
**SEE EXHIBIT A ATTACHED HEREWITH**

The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred under the Deed of Trust Note dated 10/14/2004. The nature of such breach being:

Failure to pay the monthly payment due 6/1/2009 of principal, interest and/or impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.  
This amount is \$5,784.99 as of 9/29/2009

All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The unpaid principal balance of \$102,899.57 together with interest thereon at the current rate of 5.875% per annum from 5/1/2009 until paid.

And that the Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

STATE OF IDAHO }  
COUNTY OF KOOTENAI } ss.

MAR 15 2011

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE ORIGINAL NOW ON FILE OR RECORD IN THIS OFFICE

Instrument # 2235266000

CLIFFORD T. HAYES  
Clerk/Recorder

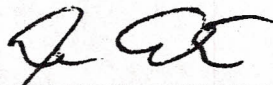
*Handwritten signature*  
Deputy  
1 of 3 pages

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER  
DEED OF TRUST**

ID-228867-C  
0685418106

Dated: 9/29/2009

**PIONEER LENDER TRUSTEE SERVICES, LLC BY EXECUTIVE TRUSTEE SERVICES,  
AS ATTORNEY IN FACT**



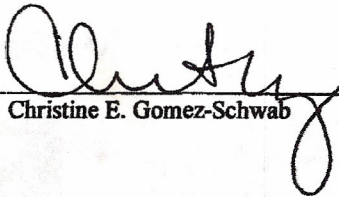
By: Dee Ortega , authorized signatory

State of California } S.S.  
County of Los Angeles }

On 9/29/2009 before me, Christine E. Gomez-Schwab Notary Public personally appeared Dee C. Ortega who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

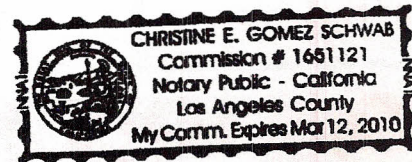
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Signature



Christine E. Gomez-Schwab

(Seal)



**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE.**

ID-228867-C

**Exhibit "A"**

The land referred to in this policy is situated in the STATE OF IDAHO, COUNTY OF KOOTENAI, CITY OF HARRISON, and described as follows:

A PORTION OF LOT 5, BLOCK 1, AND LOT 5, BLOCK 2, ACCORDING TO THE PLAT OF ECHO POINT, AS RECORDED IN BOOK D OF PLATS, PAGE 70, RECORDS OF KOOTENAI COUNTY, IDAHO, LOCATED IN SECTION 6, TOWNSHIP 49 NORTH, RANGE 3 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5, BLOCK 1; THENCE

SOUTH 38° 50' 00" WEST 237.76 FEET ALONG THE NORTHWESTERLY LINE OF LOT 5 TO THE SHORE OF LAKE COEUR D'ALENE; THENCE

76 FEET, MORE OR LESS, ALONG THE SHORE OF LAKE COEUR D'ALENE TO A POINT WHICH BEARS SOUTH 48° 44' 35" EAST 75.46 FEET FROM THE AFORESAID POINT; THENCE

LEAVING THE SHORE, NORTH 41° 15' 40" EAST 219.69 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE AND THE NORTHEASTERLY LINE OF LOT 5; THENCE

NORTH 36° 57' 00" WEST 87.37 FEET ALONG THE NORTHEASTERLY LINE OF LOT 5 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE TO THE POINT OF BEGINNING.

AND INCLUDING A PORTION OF LOT 5, BLOCK 2 OF SAID PLAT OF ECHO POINT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 5; THENCE

SOUTH 28° 51' 48" WEST 157.43 FEET ALONG THE NORTHWESTERLY LINE OF LOT 5 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKESIDE DRIVE AND THE SOUTHWESTERLY LINE OF LOT 5; THENCE

SOUTH 37° 01' 50" WEST 83.53 FEET ALONG SAID RIGHT OF WAY LINE AND THE SOUTHWESTERLY LINE OF LOT 5; THENCE

NORTH 30° 03' 57" EAST 155.38 FEET TO THE NORTHEASTERLY LINE OF LOT 5; THENCE

NORTH 36° 39' 17" WEST 87.36 FEET ALONG THE NORTHEASTERLY LINE OF LOT 5 TO THE POINT OF BEGINNING.

134483

DANIEL J. ENGLISH 1P I 2235265000  
KOOTENAI CO. RECORDER Page 1 of 1  
BBB Date 10/06/2009 Time 15:47:22  
REC-REG OF PIONEER TITLE COMPANY  
RECORDING FEE: 3.00  
2235265000 MP 2

When Recorded Mail to:

**Executive Trustee Services, LLC**  
**2255 North Ontario Street, Suite 400**  
**Burbank, California 91504-3120**

Space Above This Line For Recorder's Use

T.S. No. ID-228867-C  
Loan No. 0685418106

**APPOINTMENT OF SUCCESSOR TRUSTEE**

**KNOW ALL MEN BY THESE PRESENTS:**

Are the grantor(s) STEPHAN D. BERGSTROM AND CHARLENE M. BERGSTROM, HUSBAND AND WIFE and FIRST AMERICAN TITLE INSURANCE COMPANY is the trustee, and "MERS" MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER GMAC MORTGAGE CORPORATION A RESIDENTIAL MORTGAGE LENDER is the beneficiary under that certain Deed of Trust dated 10/14/2004, and recorded on 11/15/2004, Book , Page , as Instrument No. 1912639, and re-recorded , records of Kootenai County, Idaho.

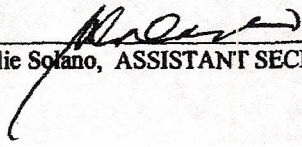
The undersigned, who is the present beneficiary under said Deed of Trust desires to appoint a new trustee in the place and instead of the original trustee named above;

NOW, THEREFORE, in view of the premises, the undersigned hereby appoints **PIONEER LENDER TRUSTEE SERVICES, LLC** C/O Executive Trustee Services, LLC at 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120, as successor trustee under said Deed of Trust, to have all the powers of said original trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and affixed hereunto by its duly authorized officer(s).

Dated: 9/29/2009

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

  
\_\_\_\_\_  
Rosalie Solano, ASSISTANT SECRETARY

State of California  
County of Los Angeles

}SS

On 9/29/2009 before me, Dee C. Ortega a Notary Public, personally appeared Rosalie Solano who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed and sworn to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

